

ANR  
Terin Road  
26/1



Town Of Ashburnham Planning Board

FORM A

APPROVAL NOT REQUIRED PLAN - CHECK LIST

This form must be completed by the plan preparer, signed, dated and returned with the completed copy of Form A, along with the appropriate fee. For the complete submission requirements see § 4.1 of the Planning Board's Rules & Regulations. Applications are due no later than 10 days preceding the next regular Planning Board Meeting

THE PLANNING BOARD MAY DENY INCOMPLETE APPLICATIONS

- ☒ Completed Form A Application and corresponding Form A Checklist
- ☒ Filing Fee (See Planning Board Fee Regulations).
- ☒ Copy of the most recently recorded deed.
- ☒ Municipal tax lien, indicating no outstanding taxes and/or assessments due on the property
- ☒ If the applicant is not the owner, a copy of authorization to apply, signed by the owner.
- ☒ Is the plan located on a Scenic Road adopted by Town Meeting May 11, 1974? ☐ Yes ☒ No
- ☒ 7 - 11 x17 copies of plan, and two (2) 24' x 36" size copies of plan, Mylar to be presented at meeting

CONTENTS

- ☒ Title boundaries, north point, date and scale.
- ☒ Locus Map showing location of subdivision with adjacent streets and landmarks clearly indicated.
- ☒ Name and address of record owner and engineer or surveyor, with appropriate certification of a registered land surveyor.
- ☒ Each lot meets the requirements set forth in §4.32 of the Ashburnham Zoning By-Law.
- ☒ Frontage and area of any remaining adjoining land owned by the applicant.
- ☒ Suitable space to record the action of the board and the signatures of the members of the Board.
- ☒ Sufficient data to determine existing lines of every street and way line to include both side lines of the streets and abutters on both sides of the street.
- ☒ House numbers shall be shown on each and every lot according to the practice of the Town of Ashburnham, i.e.; 40' rule.
- ☒ Proposed lot boundaries, with areas of lots (shown in square feet if less than two acres) and lot frontage.
- ☒ Evidence that each lot on the plan, or altered by it, meets the requirements of § 4.1.2(i) and § 4.1.3 of the Planning Board's Rules & Regulations.
- ☒ Lots created for conveyance purposes only, so noted.
- ☒ The following to be noted on the plan -

"PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CHAPTER 41, SECTION 81L AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BYLAW REQUIREMENTS"

Signature of registered land surveyor or registered engineer: [Signature]

Print Name: Edmond J. Boucher Company/Firm: \_\_\_\_\_

Date: 10/28/20 Certification: \_\_\_\_\_ Certification #: 34300



Town Of Ashburnham Planning Board

FORM A

APPLICATION FOR DETERMINATION THAT  
PLAN DOES NOT REQUIRE APPROVAL

Date \_\_\_\_\_

The undersigned owner(s) or authorized applicant(s) of the land shown on the accompanying plan request a determination and endorsement by the Ashburnham Planning Board that approval under the Subdivision Control law is not required.

Plan Title: Plan of land prepared for Scott A. & Jenny R. N. McKusick

Plan date: 10-27-2020 Assessor's Map and Parcel Number: Map(s) 26 Parcel(s) 1

Zone: R-B Total Area: 25.387 acres Number of Lots: 2

Drawn By: Edmond J. Boucher

Address: 4 Jolly Road Royalston, MA 01368

PLEASE COMPLETE THE FOLLOWING

The proposed lots do X do not \_\_\_\_\_ meet the present Zoning By-Law lot size and frontage requirements. (Check one)

(Items 1 - 4, circle one)

1. The applicant believes the plan does not require the Planning Board's approval because:

Each lot has the minimum required frontage under the Zoning By-Law on  
Ferin Road Street, which is: (Circle one)

- a. A public way, certified by the Town Clerk as maintained and used as a public way, or;
  - b. A way shown on a subdivision plan dated \_\_\_\_\_, and endorsed and installed in accordance with the Subdivision Rules & Regulations, or;
  - c. A private way in existence on February 18, 1954, the date when the subdivision control law became effective in the Town of Ashburnham having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. (See § 4.1.3 of the Planning Board's Rules & Regulations)
2. The division of a tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, which adds to/takes away from the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the Ashburnham Zoning By-Law.



3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because two or more buildings were standing on the plan prior to February 18, 1954, the date when the subdivision control law went into effect in the Town of Ashburnham. The date the buildings were constructed and there use is as follows:

Building #1: date \_\_\_/\_\_\_/\_\_\_ Use \_\_\_\_\_

Building #2: date \_\_\_/\_\_\_/\_\_\_ Use \_\_\_\_\_

Building #3: date \_\_\_/\_\_\_/\_\_\_ Use \_\_\_\_\_

4. Other reasons or comments: ( See M.G.L., c.41, § 81L)

The owner's title to the land is derived under deed dated 11/26/13, and recorded in Registry of Deeds, Book 8043, Page 67 and Assessors' Map 26, Parcel 1

Has a plan of this land been submitted to the Planning Board before? Yes X No \_\_\_\_  
If yes, please provide the date of the plan, date of recordation with the Registry of Deeds or the date of filing with the Land Court. Date of plan: 3/3/14 Date of Recording: 4/18/14

Is the plan located on a Scenic Road adopted by Town Meeting May 11, 1994? Yes X No \_\_\_\_

Are there any wetlands within this tract of land? Yes X No \_\_\_\_

The owner/applicant owns adjacent land Yes \_\_\_\_ No X

Scott McKusick / 137 Ashuelot Rd Northfield MA / 413-325-3181  
Signature of Owner Address Phone

Scott McKusick  
Print Name of Owner

Jen McKusick / 137 Ashuelot Rd Northfield / 413-834-1455  
Signature of Owner Address Phone

Jen McKusick  
Print Name of Owner

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Print Name of Applicant

For Planning Board Use Only

File Date 3/10/21  
(Next regular PB Meeting)

Decision \_\_\_\_\_  
(Not > file date +21 days)

Fee \_\_\_\_\_

Paid: Yes ✓ No \_\_\_\_

Comments:

Rec'd  
2/24/21



Town of Ashburnham  
Office of the Collector of Taxes  
Sara Paz, Collector of Taxes  
9788274100

Balance Statement for  
Real Estate Tax  
as of February 25, 2021

MCKUSICK SCOTT A  
JENNY R H MCKUSICK  
37 ASHUELOT ROAD  
NORTHFIELD, MA 01360

Account 3742  
Levy 2021  
Parcel 26-1  
Property Loc. 51 FERIN RD  
Pay This Amount **\$0.52**

Account 3742  
Levy 2021  
Owner MCKUSICK SCOTT A  
JENNY R H MCKUSICK

Parcel 26-1  
Property Loc. 51 FERIN RD  
Land Area 25.39 Acres  
Deed Date 11/26/2013  
Book / Page 8043/67

**Account Charges**

Receivable	Billed	Credits	Remainder	Due
Tax	\$2,675.61	\$2,007.91	\$667.70	\$0.51
Interest	\$0.00	\$1.85	\$0.00	\$0.01
	\$2,675.61	\$2,009.76	\$667.70	\$0.52

**Transactions**

Transaction Type	Date	Amount
Payment	8/4/2020	\$670.61
Payment	11/6/2020	\$670.61
Payment	2/3/2021	\$668.54
		\$2,009.76

**Payments**

Make checks payable to:  
Town of Ashburnham  
Tax Collector  
32 Main St  
Ashburnham, MA 01430

Hours For Walk-In Service  
M-TH 7-5

Account Balance as of February 25, 2021 **\$0.52**

**QUITCLAIM DEED**

**GRANTOR:** I, **Caroline Hart, Trustee of Carger Trust**, under a trust instrument dated October 4, 2007, and recorded in Plymouth County Registry of Deeds, Book 35156, Page 178, having a usual place of business at 301 Nantasket Avenue, Hull, Plymouth County, MA 02045,

in full consideration of One Hundred Twenty-Three Thousand and 00/100 Dollars (\$123,000.00) paid, grant to

**GRANTEE:** **Scott A. McKusick and Jenny R. H. McKusick**, of 37 Ashuelot Road, Northfield, Franklin County, MA 01360, Husband and Wife, as Tenants by the Entirety,

*with Quitclaim Covenants*

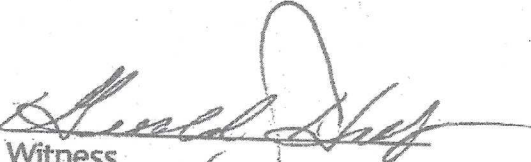
The land located in the Town of Ashburnham, Worcester County (Northern District), Massachusetts, more particularly bounded and described on **Exhibit A** attached hereto and made a part hereof.


RETURN TO:

*Stobinski + Stobinski*  
*377 Main Street*  
*Greenfield, MA*  
*01301*

*Ferris Road, Lakehaven Lane & Lake Watatic, Ashburnham, MA*

WITNESS my hand and seal this 21<sup>st</sup> day of November, 2013.

  
Witness

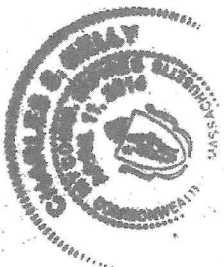
  
Caroline Hart, Trustee of Carger Trust

COMMONWEALTH OF MASSACHUSETTS

Plymouth, s. s.

November 21, 2013

On this 21 day of November, 2013, before me, the undersigned Notary Public, personally appeared Caroline Hart, Trustee of Carger Trust, and proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily on behalf of Carger Trust for its stated purpose.



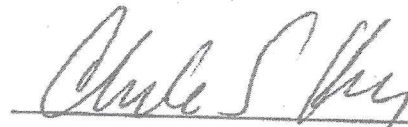
  
, Notary Public  
My Comm. Exp.:



Exhibit A

Lots 1 - 6 as shown on "Plan of Land in Ashburnham, Mass., prepared for Joseph Solans," dated March 28, 2009, prepared by Whitman & Bingham Associates, LLC, Registered Professional Engineers & Land Surveyors," recorded with the Worcester County (Northern District) Registry of Deeds on Plan Book 482, Page 19,

and

Revised Lots 7 and 8 as shown on "Revised Plan of Lots 7, 8 & 9, prepared for Joseph Solans in Ashburnham, MA," prepared by Edmond Boucher, PLS, dated May 12, 2010, recorded with the Worcester County (Northern District) Registry of Deeds on Plan Book 487, Page 13,

and

Lot 15 as shown on "Watatic Havens, by James A. DeCarolis, Ashburnham, Mass.," dated June, 1962, prepared by Stanley G. Kendall and Michael S. Szoc, Surveyors, recorded with the Worcester County (Northern District) Registry of Deeds on Plan Book 142, Pages 6 and 7.

Subject to right in common with others to use beach areas designated on the aforesaid Plan and Lakehaven Lane as a right-of-way to Ferin Road, and also restrictions, covenants, conditions, rights-of-way, water rights, utility poles and wire rights in Lakehaven Lane as now installed and used as to all owners as may appear of record as owner or owners of any lot shown on said plan.

Together with the right-of-way for all purpose over Lakehaven Lane from the within-described premises to Ferin Road. Said right-of-way to be used in common with others. The grantor herein does not covenant herein to maintain said right-of-way and assumes no responsibility for its use or for any damage arising out of the use or maintenance of said right-of-way.



Subject to conditions and restrictions as shown on said Plan Book 142, Pages 6 and 7.

Subject to utility easement in favor of Verizon New England, Inc., and Ashburnham Municipal Light Plant dated April 10, 2006, recorded in Book 6240, Page 30.

Being a portion of the premises conveyed by Foreclosure Deed from Caroline Hart, Trustee of Carger Trust, to Caroline Hart, Trustee of Carger Trust dated October 4, 2007, said Deed being dated August 4, 2011, and recorded with the Worcester County (Northern District) Registry of Deeds in Book 7451, Page 263.

NO NEW BOUNDARIES ARE HEREBY CREATED.



MASSACHUSETTS STATE EXCISE TAX  
WORCESTER NORTHERN REGISTRY OF DEED  
Date: 11-26-2013 @ 09:43am  
Ct1#: 33 Doc#: 20653  
Fee: \$560.88 Cons: \$123,000.00

ATTEST NO. WORC. REGISTRY OF DEEDS  
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER